165.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,800 / 989,800
					USE VALUE:	989,800 / 989,800
					ASSESSED:	989,800 / 989,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWKOWICZ JAMES F & CLAIRE M
Owner 2:	TRS/ 2003 JAMES F LEWKOWICZ TR
Owner 3:	2003 CLAIRE M LEWKOWICZ TRUST
Street 1:	PO BOX 421
Street 2:	
Twn/City:	JACKSON
St/Prov:	NH Cntry: Own Occ: N
Postal:	03846 Type:

PREVIOUS OWNER

Owner 1:	LEWKOWICZ CLAIRE F -
Owner 2:	-
Street 1:	7 DANIELS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2776 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	596,400	4,900	388,500	989,800
Total Card	0.103	596,400	4,900	388,500	989,800
Total Parcel	0.103	596,400	4,900	388,500	989,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.56 | /Parcel: 356.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109457
GIS Ref:
GIS Ref:
Insp Date: 12/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	596,500	4900	4,500.	388,500	989,900	989,900	Year End Roll	12/18/2019
2019	104	FV	435,100	4900	4,500.	388,500	828,500	828,500	Year End Roll	1/3/2019
2018	104	FV	435,100	4900	4,500.	344,100	784,100	784,100	Year End Roll	12/20/2017
2017	104	FV	408,300	4900	4,500.	288,600	701,800	701,800	Year End Roll	1/3/2017
2016	104	FV	408,300	4900	4,500.	288,600	701,800	701,800	Year End	1/4/2016
2015	104	FV	364,100	4900	4,500.	249,800	618,800	618,800	Year End Roll	12/11/2014
2014	104	FV	364,100	4900	4,500.	241,400	610,400	610,400	Year End Roll	12/16/2013
2013	104	FV	378,800	4900	4,500.	229,800	613,500	613,500		12/13/2012

!12798!

PRINT

Date	Time
12/11/20	02:50:45

LAST REV

Date	Time
11/19/20	14:07:11

danam

USER DEFINED

Prior Id # 1:	109457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWKOWICZ CLAIR	65062-400		3/17/2015	Convenience	1	No	No		
LEWKOWICZ JAMES	39877-114		7/10/2003	Convenience	1	No	No		
ROBINSIN FRANCE	13811-437		10/1/1979		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1025	Add Bath	191,000	O				
10/4/2016	1212	Redo Kit	150,000	O				reno kitch + 2 bat
4/26/2011	343	Manual	12,950					INSTALL GAS FURNAC
4/12/2011	262	Redo Bat	10,000	C				
7/30/2010	920	Manual	10,000					REBUILD FRONT STAI
5/19/2010	466	Redo Kit	22,500					& REROOF GAR & REP
3/20/2007	165	Redo Bat	18,320			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2008	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02824211
Const Adj.:	0.98990101
Adj $ / SQ:	173.036
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668559
Depreciation:	72204
Depreciated Total:	596355

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

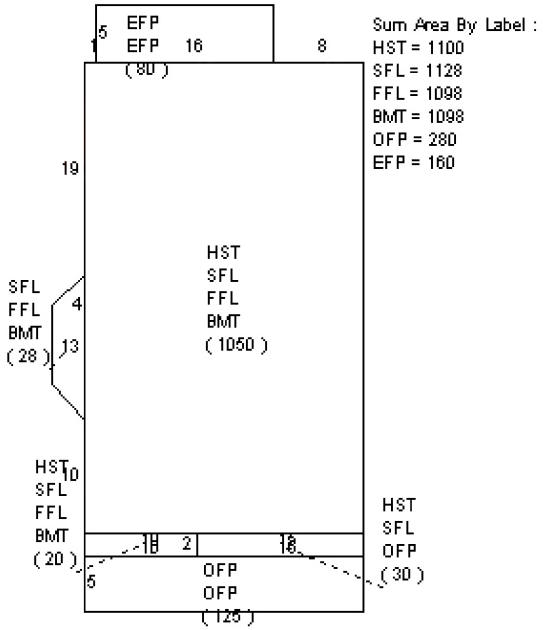
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.04
Special Features:	0	Val/Su Net:	138.25
Final Total:	596400	Val/Su SzAd	214.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,128	173.040	195,184
BMT	Basement	1,098	51.910	56,998
FFL	First Floor	1,098	173.040	189,993
HST	Half Story	550	173.040	95,170
OFP	Open Porch	280	22.170	6,207
EFP	Enclos Porch	160	43.790	7,007

Net Sketched Area:	4,314			Total:	550,559
Size Ad	2776	Gross Are	4864	FinArea	2776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900